030.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,500 / 970,500
					USE VALUE:	970,500 / 970,500
					ASSESSED:	970,500 / 970,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOAGLAND KAREN A/ETAL	
Owner 2:	JACOBS ERICH K	
Owner 3:		
Street 1:	7 HILL ST	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA	Cntry:
Postal:	02421	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Wood Shingle Exterior and 3260 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	515,100	600	454,800	970,500
Total Card	0.114	515,100	600	454,800	970,500
Total Parcel	0.114	515,100	600	454,800	970,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.70 | /Parcel: 297.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	515,100	600	4,950.	454,800	970,500	970,500	Year End Roll	12/18/2019
2019	104	FV	431,100	0	4,950.	483,200	914,300	914,300	Year End Roll	1/3/2019
2018	104	FV	431,100	0	4,950.	352,500	783,600	783,600	Year End Roll	12/20/2017
2017	104	FV	405,000	0	4,950.	307,000	712,000	712,000	Year End Roll	1/3/2017
2016	104	FV	405,000	0	4,950.	261,500	666,500	666,500	Year End	1/4/2016
2015	104	FV	361,900	0	4,950.	255,800	617,700	617,700	Year End Roll	12/11/2014
2014	104	FV	361,900	0	4,950.	210,300	572,200	572,200	Year End Roll	12/16/2013
2013	104	FV	376,200	0	4,950.	200,100	576,300	576,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2515

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAILEY PHILIP H	24557-50		5/23/1994		255,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2004	1124	Inter-De	10,500	C		G6	GR FY06	REDO 5 BRS / HALL
4/27/2004	265	Wood Dec	12,000			G6	GR FY06	REROOF FR PORCH AD
8/1/2003	628	Re-Roof	6,000			G6	GR FY06	
8/1/2002	632	Redo Kit	43,000	O		G4	GR FY04	REMODEL 2 KITCHENS

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
9/9/2008	External Ins	BR	B Rossignol
3/2/2005	Permit Visit	BR	B Rossignol
4/11/2000	Inspected	276	PATRIOT
2/24/2000	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

User Acct

20916

GIS Ref

GIS Ref

Insp Date

10/31/18

!2515!

PRINT

Date	Time
12/10/20	17:54:47

LAST REV

Date	Time
09/20/19	09:38:52

apro

USER DEFINED

Prior Id # 1:	20916
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97208583
Const Adj.:	0.99742496
Adj $ / SQ:	164.829
Other Features:	131643
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746554
Depreciation:	231432
Depreciated Total:	515122

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

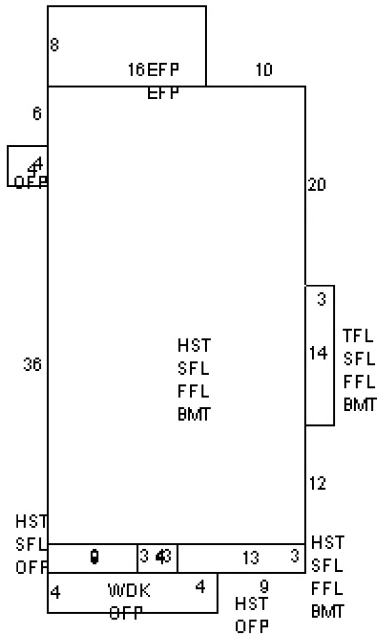
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.83
Special Features:	0	Val/Su Net:	103.35
Final Total:	515100	Val/Su SzAd	158.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,304	164.830	214,937
BMT	Basement	1,277	49.450	63,146
FFL	First Floor	1,277	164.830	210,487
HST	Half Story	637	164.830	104,996
EFP	Enclos Porch	256	37.760	9,667
OFP	Open Porch	123	29.840	3,670
WDK	Deck	68	15.960	1,085
TFL	Third Floor	42	164.830	6,923
	Net Sketched Area:	4,984	Total:	614,911
Size Ad	3260	Gross Are	5621	FinArea 3260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x16	A	AV	2004	0.00	T	12	104						
19	Patio	D	Y	1	10X12	A	AV	2016	5.38	T	5	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600